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May 17, 2005

Shirley King
Marlin Coon
Thomas H. Church, Jr.
Summit Township Supervisors
8900 Old French Road
Erie, PA 16509-5461

**RE: Erie County Vocational-Technical School – 10 acre
Hamot Road Parcel – Park Property**

Dear Supervisors:

Sale or Lease

Please be advised the Operating Committee of the Erie County Vocational-Technical School did proceed forward and acquire a limited appraisal summary report from Ray Sammartino Appraisal Services, Inc. concerning the 10-acre property in light of your request for consideration of the property as a public park. I am enclosing a copy of the opinion letter from Mr. Sammartino which provides a value of the property of \$30,000 with an annual triple net market rent for a lease agreement in the amount of \$3,000 per year. In light of this appraisal report, the Operating Committee requested that I advise you that the Operating Committee would be willing to sell the property for the sum of \$30,000 or lease it to you in the amount of \$3,000 per year.

Natural Resources Class – Maintenance

The Operating Committee is considering a natural resources course for students which would include a landscaping component. It is possible that this course could provide students available to aide in the upkeep and landscaping of the park.

Exchange of Services Option

In addition, the Operating Committee would be interested in an exchange of services as an option for the consideration of the property which could include equipment rental, snowplowing or other services available at the Township.

Shirley King
Marlin Coon
Thomas H. Church, Jr.
May 17, 2005
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Grant Applications

Other municipalities have been successful in acquiring grants from the Commonwealth of Pennsylvania in regard to improvement of public parks and a cooperative venture between the Erie County Technical School and Summit Township may provide a unique feature to a grant application.

Surrounding Subdivisions

There are several subdivisions in the area near the property, which may have homeowners associations, who could be approached to be a cooperative partner in this venture. This would provide a public/private partnership. As you are aware, public/private partnerships are favorably viewed by the Commonwealth in providing funding.

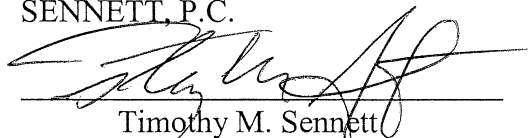
Main Campus

In the alternative, the Operating Committee also suggested that a walking trail or park could be placed on the main campus of the Erie County Vocational-Technical School. As you are aware, the school owns in excess of 100 acres on the main campus. The main campus would provide ample parking.

Please consider these ideas and provide the undersigned with a response which can be submitted to the Erie County Technical School Operating Committee. Thank you for your cooperation.

Very truly yours,

KNOX McLAUGHLIN GORNALL &
SENNETT, P.C.



Timothy M. Sennett

TMS/gl
612343

✓ cc: Dr. Aldo R. Jackson, Director
Erie County Technical School
8500 Oliver Road
Erie, PA 16509-4699

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RAYMOND J. SAMMARTINO, MAI, SRA
NANCY SOMMERWERCK, MAI



April 6, 2005

Timothy Sennett, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, PA 16501

Re.: Vacant land - 10 acres
West side of Hamot Road
Summit Township
Erie County, PA 16509

As you requested, I have completed a **Limited Appraisal Summary Report** of the above referenced property for the purpose of estimating **Market Value and Market Rent in fee simple**, as of April 5th, 2005 (the effective date of this appraisal).

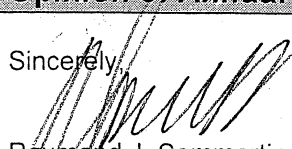
The subject was personally inspected, relevant data was collected and analyzed, and after an appropriate Highest and Best Use analysis, the implementation of the Sales Comparison Approach (only) and Income Capitalization methodology for extraction of market rent was applied. This report is made according to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and to the Uniform Standards of Professional Appraisal Practices of The Appraisal Foundation. **The property is appraised as a whole, unencumbered by any liens, mortgages, or other indebtedness, and subject to the Assumptions and Limiting Conditions.**

The format of this report (i.e., a Limited Appraisal Summary Report) was specifically requested by, and is intended only for use by the client. Supporting documentation is contained in our files. Reference is made to the Addendum for a summary of the specific departures from Standard 1 of USPAP. Note: the intended user of this report is aware that the reliability of the value conclusion provided may be impacted to the degree there is departure from specific guidelines of USPAP.

My conclusion(s) of Market Value and Market Rent, as of April 5th, 2005 (the effective date of this report) assuming a typical marketing/exposure time¹, is:

Opinion of Market Value:	\$30,000
Opinion of Annual Triple Net Market Rent:	\$3,000

Sincerely,


Raymond J. Sammartino, MAI, SRA
PA Certified General Appraiser
License Number: GA-000111-L

¹ Marketing/Exposure time is estimated at 12 months.